

# **Zoning Administrator Hearing**

## *Minutes*



**John S. Gendron  
Hearing Officer**

**July 7, 2009 – 1:30 p.m.**

View Conference Room, 2<sup>nd</sup> Floor  
55 North Center Street  
Mesa, Arizona, 85201

**Staff Present**

Jeff McVay

**Others Present**

Ralph Pew  
Larry Pew  
Tyler Wright

**CASES:**

Case No.:	ZA09-023
Location:	433 South Hobson
Subject:	Requesting a Variance to allow an addition into the required rear yard in the R1-7 zoning district.
Decision:	Continuance to the July 9, 2009 hearing.
Summary:	N/A
Finding of Fact:	N/A

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Case No.: ZA09-024

Location: 655 North Grand

Subject: Requesting a Variance to allow an addition into the required rear yard in the R1-9 HD zoning district.

Decision: Continuance to the July 9, 2009 hearing.

Summary: N/A

Finding of Fact: N/A

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Case No.: ZA09-030

Location: 1564 East Lehi Road

Subject: Requesting a Variance to allow an addition into the required rear yard in the R1-7 zoning district.

Decision: Approved with the following conditions:  
*1. Compliance with the site plan submitted.*  
*2. Compliance with all requirements of the Building Safety Division with regard to the issuance of building permits.*

Summary: Ralph Pew represented the case clarifying findings and listed special circumstances of the property. Mr. Gendron asked questions and made comments regarding the existing and proposed structures. After some discussion, Mr. Gendron approved the request with conditions and noted that no precedence shall be set for any other lot greater than an acre. The current decision is granted only for this particular case.

Finding of Fact:

- 1.1 This variance will allow the property owners to replace an existing barn with a new garage/storage/barn of approximately 3,522 square feet. The addition will replace an existing, dilapidated barn/storage that was built in the 1960s. As shown on the site plan, the new barn will have an overall width of 38 feet by 92 feet and 8 inches long to accommodate two garage, one tack room and two covered pen.
- 1.2 City of Mesa Zoning Ordinance 11-13-2(B) (8) states "In all residence districts, a detached accessory building.....shall not have an aggregate area of all such detached buildings greater than 50% of the roof area of dwelling or dwellings except in the R1-90 and R1-43 Districts where the aggregate roof area of accessory structures shall not exceed 100% of a dwelling."
- 1.3 The primary dwelling unit has a roof area of 6,755 square feet and is zoned R1-43. This type of zoning allows detached accessory buildings equal to the roof area of the primary dwelling.
- 1.4 The total roof area of all existing detached accessory buildings, including the mother-in-law quarters and equestrian shade structures is 11,355 square feet.
- 1.5 The mother-in-law suite is 1,555 square feet; a covered carport is 800 square feet and multiple shade structures for horses and feed for a total of 9,000 square feet.
- 1.6 The subject property is 5.7 acres in area zoned R 1-43, a single residence zoning district that requires only one acre minimum with semi-rural residential and agricultural uses. The subject property is an oversized lot in a rural neighborhood with oversized lots. The neighboring lot to the north is 8.7 acres.
- 1.7 The garage/barn/storage building will be located on the property between two existing detached accessory buildings replacing an existing barn with little or no impact to the neighboring properties.

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- 1.8     The height of the proposed barn is 15 feet with top of the peak at 18 feet. Other existing detached structures on the property have roof heights of 19 feet for farm equipment shade structure, 9 feet for equestrian shade structures.
  
- 1.9     The roof coverage for the entire lot including primary dwelling unit, detached accessory structures including the proposed barn would be 21, 632 square feet or 9% lot coverage, below the maximum lot coverage permitted in the R 1-43 zoning district.

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There being no further business to come before the Zoning Administrator, the hearing adjourned at 1:50 p.m.

The cases for this hearing were digitally recorded and are available upon request.

Respectfully submitted,

John S. Gendron  
Hearing Officer

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